



## 1108 6 Avenue Calgary Alberta

\$524,900

HIGH RISE LUXURY LIVING DOWNTOWN AT THE MARQUIS! SOUTH/SOUTHWEST PANORAMIC AND BREATHTAKING VIEWS WITH TWO EXPANSIVE OUTDOOR SPACES!!! Experience the ability to entertain with ease in your single level open concept condo featuring 2 BEDROOMS, 2 BATHROOMS AND BEAUTIFUL LIVING AREAS! At almost 1400 sq ft and featuring luxury updates including GRANITE COUNTERTOPS in the kitchen and HEATED FLOORS in the bathrooms. The large kitchen has plenty of storage/counter space is completely open to all of the sun-filled living areas that are showcased in this home. Guests will be blown away by the amount of windows and natural light streaming in! This unit's interior/exterior layout has unlimited potential based on your personal lifestyle and imagination. The master bedroom is very large with walk-through DUAL CLOSETS to the 4-piece ensuite. The second bedroom is a great size, and both share a unique PRIVATE COVERED BALCONY for stargazing late at night. If the balcony wasn't amazing enough this unit also features a MASSIVE OUTDOOR TERRACE CREATING YOUR OWN BACKYARD IN THE SKY!!!! Enjoy all of the amenities and family/community resources that are walkable from the property as well as the serene natural setting of the biking/walking trails on the Bow River pathway. From the moment you step into the Marquis a sense of grandeur and warmth is displayed. It offers its owners an exercise room, social room and extra storage for your belongings. DOUBLE UNDERGROUND TANDEM PARKING STALL and IN-SUITE LAUNDRY. This unit was recently rented as an executive rental for \$4000/month. IMMEDIATE POSSESSION AVAILABLE and furniture is negotiable. Make this your new home or investment today! (id:6769)

Kitchen 13.42 Ft x 10.92 Ft  
Dining room 13.42 Ft x 11.17 Ft  
Living room 22.08 Ft x 14.00 Ft  
Den 12.33 Ft x 11.50 Ft

Primary Bedroom 13.33 Ft x 12.33 Ft  
Bedroom 11.42 Ft x 10.25 Ft  
4pc Bathroom 8.00 Ft x 5.42 Ft  
3pc Bathroom 7.33 Ft x 5.75 Ft

Listing Presented By:



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